

LEON COUNTY ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM C-2 TO OR-2 IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
LEON COUNTY, FLORIDA:

**SECTION 1.** The Official Zoning Map as adopted in Leon County Ordinance No. 92-11  
is hereby amended as it pertains to the following described real property:

RZ #544: From the C-2 (General Commercial) zoning district to the OR-2 (Office Residential-2) zoning district.

Parcel ID: 32-09-20-207-0000

Commence at the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 1 South, Range 2 East, Leon County, Florida, and run North 89 degrees 46 minutes 07 seconds West along the South boundary of the Northeast Quarter of the Northwest Quarter of said Section 8, 1319.80 feet, thence North 00 degrees 14 minutes 46 seconds East along the West boundary of the Northeast Quarter of the Northwest Quarter of Section 8, 1029.21 feet to a point on the Southerly right-of-way boundary of U.S. Highway No. 27 (State Road No. 20) said point lying on a curve concave to the South, thence from a tangent bearing of South 79 degrees 19 minutes 27 seconds East run Easterly along said right-of-way curve, having a radius of 11,509.20 feet, through a central angle of 20 degrees 12 minutes 33 seconds for an arc distance of 4059.48 feet, thence North 80 degrees 28 minutes 00 seconds East along said right-of-way 350.28 feet, thence leaving said right-of-way run South 00 degrees 38 minutes 06 seconds West 261.35 feet to a concrete monument (found) for the POINT OF BEGINNING. From said POINT OF BEGINNING run North 80 degrees 20 minutes 47 seconds East, 387.69 feet to an iron rebar (found) on the Westerly right-of-way boundary of a 60 foot roadway, thence Southerly and Southwesterly along said road as follows; South 24 degrees 45 minutes 38 seconds East 136.56 feet to a concrete monument (found marking a point of curve to the right, thence Southerly along said curve having a radius of 261.0 feet, through a central angle of 38 degrees 59 minutes 48 seconds and for an arc length of 177.64 feet to a concrete monument (found), thence South 14 degrees 14 minutes 10 seconds West 255.30 feet to a concrete monument (found) marking a point of curve to the left, thence Southerly along said curve having a radius of 550.06 feet, through a central angle of 14 degrees 36 minutes 58 seconds and for an arc length of 140.32 feet to a point of reverse curve, thence Southwesterly along said curve having a radius of 30.0 feet, through a central angle of 80 degrees 25 minutes 29 seconds and for an arc length of 42.11 feet to a point of reverse curve, thence Southwesterly along said curve having a radius of 386.21 feet, through a central angle of 22 degrees 42 minutes 15 seconds and for an arc length of 153.04 feet to a concrete monument (found), thence South 57 degrees 20 minutes 26 seconds West 11.54 feet to a concrete monument (found) marking a point of curve to the right, thence along said curve having a radius of 483.66 feet, through a central angle of 25 degrees 26 minutes 09 seconds and for an

arc length of 214.72 feet to a concrete monument (found), thence South 82 degrees 46 minutes 35 seconds West 8.10 feet to a concrete monument (found), thence leaving said right-of-way of road run North 00 degrees 38 minutes 06 seconds East (bearing base for this survey) 783.79 feet to the POINT OF BEGINNING; containing 7.23 acres more or less.

**SECTION 2.** All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

**SECTION 3.** If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 4.** This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this 11th day of July 2006.

LEON COUNTY, FLORIDA

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Bill Proctor, Chairman  
Board of County Commissioners

ATTEST:  
Bob Inzer, Clerk of the Court  
Leon County, Florida

By: \_\_\_\_\_

APPROVED AS TO FORM:  
Leon County Attorney's Office  
Leon County, Florida

By: \_\_\_\_\_  
Herbert W. A. Thicle, Esq.  
County Attorney